



3P LAND HOLDINGS LIMITED

Registered Office

JWP:87

31st January, 2026

The Manager,
Listing Department,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001.

Scrip Code: 516092

The Manager,
Listing Department,
National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (E),

Mumbai – 400051.

Dear Sir,

This is to inform you that at the Board Meeting held today our Board of Directors have taken on record the Statement of Standalone and Consolidated Unaudited Financial Results of the Company for the quarter and nine months ended on 31st December, 2025. A copy of the said Financial Results together with the Limited Review Report, for the quarter and nine months ended on 31st December, 2025, is attached for your information and records.

The meeting commenced at 11:15 a.m. and concluded at 11:45 a.m.

Kindly take the aforesaid on your records.

Thanking you,

Yours faithfully,
For 3P LAND HOLDINGS LTD.,

(J. W. Patil)
Company Secretary.
Encl: A/a.

Registered Office:

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E-Mail : admin@3pland.com; Web Site : www.3pland.com.

CIN L74999MH1999PLC013394; GSTIN:-27AAACP0487B1ZQ

Corporate Office:

Jatia Chambers, 60, Dr. V.B.Gandhi Marg, Kalaghoda. Mumbai-400001 India.

Tel: +91-22-30213333, 22674485, 66339300, Fax: +91-22-22658316.

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3P LAND HOLDINGS LIMITED

CIN: L74999MH1999PLC013394

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Tel: +91-20-40773333, Fax: 91-20-40773388.

E-mail: admin@3pland.com Website : www.3pland.com

Statement of Standalone and Consolidated unaudited Financial Results for the Quarter and Nine Months ended December 31, 2025

(₹. in lakhs unless stated otherwise)

		Standalone results						Consolidated results					
		Quarter ended			Nine months ended		Year ended	Quarter ended			Nine months ended		Year ended
		31.12.2025 (Unaudited)	30.09.2025 (Unaudited)	31.12.2024 (Unaudited)	31.12.2025 (Unaudited)	31.12.2024 (Unaudited)	31.03.2025 (Audited)	31.12.2025 (Unaudited)	30.09.2025 (Unaudited)	31.12.2024 (Unaudited)	31.12.2025 (Unaudited)	31.12.2024 (Unaudited)	31.03.2025 (Audited)
(i)	Interest income	51	50	47	147	136	181	51	50	47	147	136	181
(ii)	Dividend income	-	81	-	81	81	81	-	81	-	81	81	81
(iii)	Rental income	9	8	9	26	26	35	9	8	9	26	26	35
(iv)	Sale of services	37	38	37	112	113	150	37	38	37	112	113	150
(I)	Total revenue from operations	97	177	93	366	356	447	97	177	93	366	356	447
(II)	Other income	0	0	-	0	-	1	0	0	-	0	-	1
(III)	Total income	97	177	93	366	356	448	97	177	93	366	356	448
	Expenses												
(i)	Employee benefits expenses	35	33	33	101	98	134	35	33	33	101	98	134
(ii)	Depreciation and amortization	2	2	1	5	3	4	2	2	1	5	3	4
(iii)	Other expenses	7	10	8	25	25	35	7	10	8	25	25	35
(IV)	Total expenses	44	45	42	131	126	173	44	45	42	131	126	173
(V)	Profit/(loss) before exceptional item, share of profit/(loss) of associate and tax (III-IV)	53	132	51	235	230	275	53	132	51	235	230	275
(VI)	Share of profit/(loss) of associate accounted by using equity method	-	-	-	-	-	-	-	-	-	-	-	-
(VII)	Profit/(loss) before tax (V+VI)	53	132	51	235	230	275	53	132	51	235	230	275
(VIII)	Tax expense:												
	(1) Current tax	13	32	13	59	59	71	13	32	13	59	59	71
	(2) Deferred tax	(0)	1	(0)	(0)	(1)	(5)	(0)	1	(0)	(0)	(1)	(5)
(IX)	Profit/(loss) for the period (VII-VIII)	40	99	38	176	172	209	40	99	38	176	172	209
(X)	Other comprehensive income												
	A (i) Items that will not be reclassified to profit or loss	(3,330)	380	9,043	(251)	15,820	4,695	(3,330)	380	9,043	(251)	15,820	4,695
	- Tax on above items	476	(54)	(1,621)	36	(2,396)	(805)	476	(54)	(1,621)	36	(2,396)	(805)
	B (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-	-	-	-	-	-	-
	Other comprehensive income (A+B) (net of tax)	(2,854)	326	7,422	(215)	13,424	3,890	(2,854)	326	7,422	(215)	13,424	3,890
(XI)	Total comprehensive income for the period (IX+X)	(2,814)	425	7,460	(39)	13,596	4,099	(2,814)	425	7,460	(39)	13,596	4,099
(XII)	Paid up equity capital (face value of ₹. 2/-per share)	360	360	360	360	360	360	360	360	360	360	360	360
(XIII)	Other equity (excluding revaluation reserve)	-	-	-	-	-	4,251	-	-	-	-	-	4,088
(XIV)	Earning per equity share (face value of ₹.2/-each)												
	(1) Basic (₹.)	0.22	0.55	0.21	0.98	0.95	1.16	0.22	0.55	0.21	0.98	0.95	1.16
	(2) Diluted(₹)	0.22	0.55	0.21	0.98	0.95	1.16	0.22	0.55	0.21	0.98	0.95	1.16



CONSOLIDATED SEGMENT REPORTING FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025						
The Board of Directors of the Company examines the Group's performance based on the nature of products and services and has identified below mentioned reportable segments of its business as follows: a) Leasing b) Investments c) Services						
						(₹. in lakhs)
Particulars	Quarter ended			Nine months ended		Year ended
	31.12.2025 (Unaudited)	30.09.2025 (Unaudited)	31.12.2024 (Unaudited)	31.12.2025 (Unaudited)	31.12.2024 (Unaudited)	31.03.2025 (Audited)
Segment revenue						
a) Leasing	9	8	9	26	26	35
b) Investments	51	131	47	228	217	262
c) Services	37	38	37	112	113	150
Net sale/income from operation	97	177	93	366	356	447
Segment results (Profit before interest, depreciation and tax)						
a) Leasing	6	6	6	19	19	23
b) Investments	51	131	47	228	217	262
c) Services	37	38	37	112	113	150
Total	94	175	90	359	349	435
Less: Depreciation						
a) Leasing	2	2	1	5	3	4
b) Investments	-	-	-	-	-	-
c) Services	-	-	-	-	-	-
Total	2	2	1	5	3	4
Add/(Less): Other unallocable income/(expenses), net	(39)	(41)	(38)	(119)	(116)	(156)
Profit/(loss) before tax	53	132	51	235	230	275
Segment assets						
a) Leasing	163	164	131	163	131	165
b) Investments	15,112	18,392	26,300	15,112	26,300	15,167
c) Services	-	-	-	-	-	-
d) Unallocated	15	23	16	15	16	17
Total Assets	15,290	18,579	26,447	15,290	26,447	15,349
Segment liabilities						
a) Leasing	4	4	3	4	3	4
b) Investments	-	-	-	-	-	-
c) Services	-	-	-	-	-	-
d) Unallocated	1,355	1,829	2,977	1,355	2,977	1,375
Total Liabilities	1,359	1,833	2,980	1,359	2,980	1,379

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 31, 2026.
- The Limited Review under Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulation, 2015 has been carried out by Statutory Auditor.
- This statement has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (as amended), prescribed under Section 133 of the Companies Act, 2013 (IndAS) and other recognised accounting practices and policies to the extent applicable.
- The consolidated financial results of 3P Land Holdings Limited, includes financial results of an Associate company - Biodegradable Products India Limited, accounted as per equity method as per Ind AS 28.
- The financial results of M/s. Prime Mall Developers, which is an associate Firm of Biodegradable Products India Limited are not available till the signing of these result/Statement. Accordingly, the consolidated financial results of the Associate Company Biodegradable Products India Limited, as considered in the consolidated financial results of 3P Land Holdings Limited does not include the financial result of the associate Firm. On such omission, Management estimates no material impact in the consolidated financial results of 3P Land Holdings Limited.
- "o" figures represent amount less than Rs. 50,000.
- Previous periods amounts have been regrouped wherever considered necessary to conform to current period's presentation.

On behalf of the Board of Directors

G.N. Jajodia

G.N. Jajodia
Chairman

Place: Pune
Date: 31st January, 2026





J M Agrawal & Co.

Chartered Accountants

Review Report To,
The Board of Directors
3P Land Holdings Limited

We have reviewed the accompanying statement of unaudited financial results of 3P Land Holdings Limited (the "Company") for the quarter and nine months ended December 31, 2025 together with notes thereon (the "Statement"). The Statement has been prepared by the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended (the "Listing Regulations"), which has been initialled by us for identification purposes. This statement is responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

For J M Agrawal & Co.
Chartered Accountants
Firm Registration Number: 100130W



Punit Agrawal
Partner
Membership Number: 148757

UDIN: 26148757SANLKQ1443

Place: Pune
Date: January 31, 2026





J M Agrawal & Co.

Chartered Accountants

Review Report To,
The Board of Directors
3P Land Holdings Limited

We have reviewed the accompanying statement of unaudited consolidated financial results of 3P Land Holdings Limited (the "Company") and its associate Biodegradable Products India Limited (the "Associate Company") for the quarter and nine months ended December 31, 2025 together with notes thereon (the "Statement"). The Statement has been prepared by the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended (the "Listing Regulations"), which has been initialled by us for identification purposes. This statement is responsibility of the Company's Management and has been approved by the Company's Board of Directors. Our responsibility is to issue a report on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

For J M Agrawal & Co.
Chartered Accountants
Firm Registration Number: 100130W

Punit Agrawal
Partner
Membership Number: 148757

UDIN: 26148757WXTNBM8905

Place: Pune
Date: January 31, 2026

